



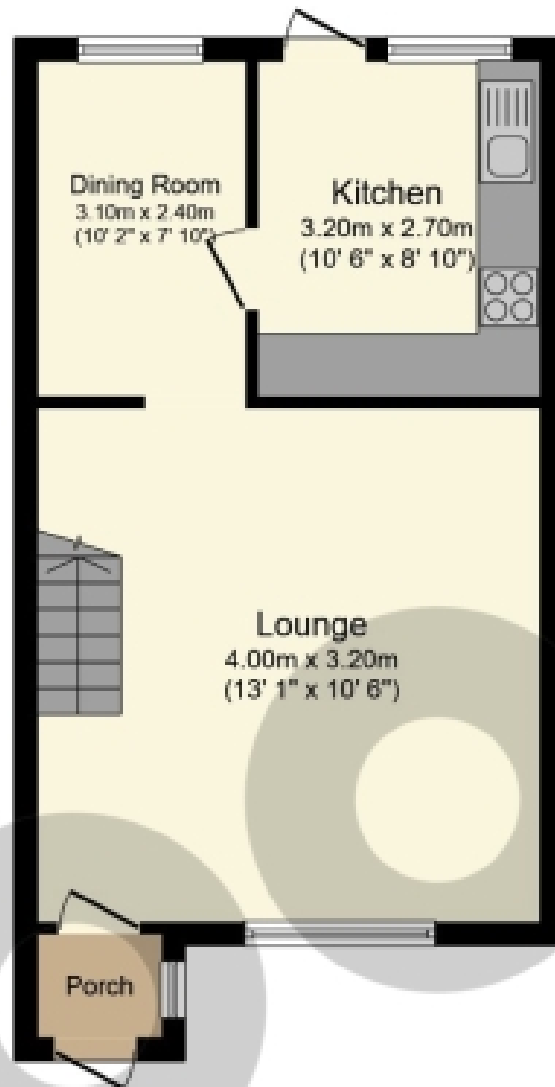
**8 Dennyholm Wynd, Kilbirnie**

**Offers Over £115,000**



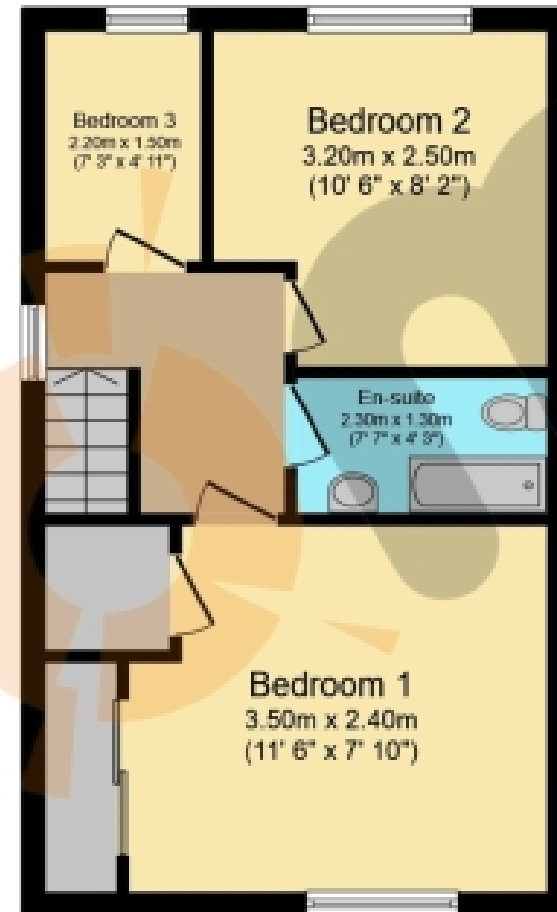






## Ground Floor

Floor area 40.7 m<sup>2</sup> (438 sq.ft.)



## First Floor

Floor area 39.4 m<sup>2</sup> (424 sq.ft.)

**TOTAL: 80.0 m<sup>2</sup> (862 sq.ft.)**

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

## THE PROPERTY

**\*\* BEAUTIFULLY PRESENTED FAMILY HOME\*\* NEUTRALLY DECORATED THROUGHOUT \*\* LOW-MAINTENANCE REAR GARDEN \*\* WALKING DISTANCE TO SCHOOLS AND TRANSPORT LINKS\*\*** Please contact your personal estate agents, The Property Boom, for much more information and a copy of the Home Report. Welcome to No. 8 Dennyholm Wynd, Kilbirnie. This charming end-terraced home positioned within a popular estate offers the ideal opportunity for first time buyers and professionals alike.

To the front of the property, is an enclosed, well-maintained garden, with a paved walkway leading to the front entrance. Entering the property itself, the lounge is spacious and decorated with soft neutral tones, creating a warm and inviting ambience. The open plan design flows seamlessly into the dining room, offering a flexible space for families to enjoy.

The well-appointed kitchen is fitted with wall and base mounted cabinetry, and plentiful workspace. The kitchen further benefits from quality integrated appliances including a four-ring gas cooker and oven.

Into the upper level are three generously proportioned bedrooms, Bedroom One has the added benefit of excellent in-built storage solutions. Completing the home internally is a fully tiled, three-piece family bathroom, comprising of a bath with shower overhead, w.c. and wash hand basin.

To the rear of the property, is a fully enclosed and fabulously low-maintenance garden space; perfect for children and pets alike.

The property further benefits from gas central heating and double glazing throughout.

Kilbirnie is a small town known for its rich industrial heritage and picturesque surroundings. It offers a peaceful lifestyle with easy access to both the countryside and nearby cities. The A737 provides good road links to Glasgow and Irvine, making it a convenient location for commuters. Kilbirnie has a range of local amenities, including shops, cafes, and leisure facilities like the Garnock Community Campus, which includes a library, swimming pool, and sports facilities.

Viewing by appointment - please contact The Property Boom to arrange a viewing or for any further information and a copy of the Home Report. Any areas, measurements or distances quoted are approximate and floor Plans are only for illustration purposes and are not to scale.

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